

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Development Review**

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### **Development Review Committee Meeting** **February 23, 2009**

#### **Members Present-**

Brad Cornelius- Chairperson/Planning Manager, Bill Stevens- Public Works, Dan Hickey- Villages Public Safety, Rolland Shrewsbury-Environmental Health, Mike Springstead- Springstead Engineering/County Engineer, and Sandy Cassels-Secretary.

The meeting convened at 2:00 p.m.

#### **Approval of Minutes-**

Mr. Stevens made a motion to approve the minutes from February 16, 2009. Mr. Shrewsbury seconded the motion, and the motion carried.

#### **New Business:**

##### **TV – Burger King – Major Development – Preliminary/Engineering Review**

##### ***Property Location: 3630 Wedgewood Lane/The Villages***

Robert Pinthieve, Interplan, LLC, was present and requested preliminary and engineering approval to construct a 2,695 sq ft restaurant and the related infrastructure.

Mr. Cornelius stated Mrs. Webb, Development Coordinator, discussed all comments with Mr. Pinthieve prior to the meeting. Mr. Hickey's comment consisted of showing that there are fire hydrants within 500' of the project. Mr. Hickey stated he spoke with Ron Grant, Grant & Dzuro, who stated there is a fire hydrant within 500' of the project location as required by code. Mr. Shrewsbury stated he had no comments. Mr. Springstead's comments consisted of providing signed and sealed engineered drawings, providing a copy of the Southwest Florida Water Management District (SWFWMD) permit calculations, conflicting General Notes #4 and # 16, providing a signed and sealed boundary and topo survey, explaining who will be responsible for the construction of the proposed valley gutter, showing the curb start and stop on the west side of the adjacent vacant lot on the site plan, and providing all regulatory permits. Mr. Stevens' comments consisted of providing a stop sign and stop bar at C-466 and Wedgewood Lane.

Mr. Stevens made a motion to recommend approval of the preliminary and engineering plans subject to all comments being addressed and revised plans being submitted. Mr. Hickey seconded the motion, and the motion carried.

##### **VOS – Unit 153 – Major Development –Preliminary/Engineering Review**

##### ***Property Location: Accessed from St. James Place, adjacent to St. James Neighborhood Recreation Center/The Villages***

Jeff Head, Farner-Barley and Associates, was present and requested preliminary and engineering approval to develop a 159-lot subdivision.

Mr. Cornelius stated Mrs. Webb's comments were provided to the applicant prior to the meeting. Mr. Hickey and Mr. Shrewsbury had no comments. Mr. Springstead's comments consisted of showing all required landscape buffering and providing all regulatory permits. Mr. Stevens had no comments.

Mr. Stevens made a motion to recommend approval of the preliminary and engineering plans subject to all comments being addressed and revised plans being submitted. Mr. Hickey seconded the motion, and the motion carried.

**VOS – Fairhope Villas – Major Development –Preliminary/Engineering Review**

***Property Location: Accessed from Unit 153/The Villages***

Jeff Head, Farner-Barley and Associates, was present and requested preliminary and engineering approval to develop a 75-lot subdivision.

Mr. Cornelius stated Mrs. Webb's comments were provided to the applicant prior to the meeting. Mr. Hickey, Mr. Shrewsbury, Mr. Springstead, and Mr. Stevens had no comments.

Mr. Stevens made a motion to recommend approval of the preliminary and engineering plans subject to all comments being addressed and revised plans being submitted. Mr. Hickey seconded the motion, and the motion carried.

**VOS – Sawgrass Villas – Major Development –Preliminary/Engineering Review**

***Property Location: Accessed from Unit 153/The Villages***

Jeff Head, Farner-Barley and Associates, was present and requested preliminary and engineering approval to develop a 70-lot/2-tract subdivision.

Mr. Cornelius stated Mrs. Webb's comments were provided to the applicant prior to the meeting. Mr. Hickey, Mr. Shrewsbury, Mr. Springstead, and Mr. Stevens had no comments.

Mr. Stevens made a motion to recommend approval of the preliminary and engineering plans subject to all comments being addressed and revised plans being submitted. Mr. Shrewsbury seconded the motion, and the motion carried.

Mr. Stevens made a motion to adjourn the meeting. Mr. Hickey seconded the motion, and the motion carried.

Meeting adjourned at 2:10 p.m.

The next meeting is scheduled for March 2, 2009.